

Docket Item #17-A  
MASTER PLAN AMENDMENT #95-0005  
POTOMAC YARD RAIL TRACKS

Planning Commission Meeting  
October 5, 1995

**ISSUE:** Consideration of an amendment to the Potomac Yards/Potomac Greens Plan Chapter of the 1992 Master Plan to change to the CDD guidelines for development without a special use permit, to allow the relocation of the main railroad lines from the west to the east side of Potomac Yard. This will involve a change to the underlying zoning for the land area to UT/Utility and Transportation.

**APPLICANT:** R F & P Corporation  
by J. Howard Middleton, Jr., attorney

**LOCATION:** Potomac Yard  
3601 Jefferson Davis Highway

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**CITY COUNCIL ACTION, OCTOBER 14, 1995:** City Council approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff and Planning Commission recommendations.

**PLANNING COMMISSION ACTION, OCTOBER 5, 1995:** On a motion by Mr. Wagner, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Howard Middleton, representing the applicant.

**STAFF RECOMMENDATION:**

Planning staff recommends **approval** of the following change to the Potomac Yards/Potomac Greens CDD guidelines for development without an SUP:

**DEVELOPMENT WITHOUT A CDD SPECIAL USE PERMIT**

Within the CDD zone the uses permitted without a CDD special use permit shall be as follows: The area south of the Monroe Street Bridge and east of the Metro tracks shall be RB (Townhouse); the first 250 feet east of Route 1 shall be CSL; the remainder of the site shall be I (Industrial); **except that the U/T regulations shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way for the purpose of accommodating the relocated rail mainline on the yard.**

**BACKGROUND**

The applicant, RF&P Railroad Company, is requesting an amendment to the Potomac Yard/Potomac Greens Small Area Plan in order to relocate the main rail lines from the west to the east side of Potomac Yard, adjacent to the existing Metrorail corridor. The proposed amendment, involving the CDD guidelines for development not requiring a CDD special use permit, is to change the underlying zoning for the proposed railroad corridor from RB/Townhouse and I/Industrial to UT/Utility and Transportation.

The area of land proposed for the relocated main rail lines extends from Braddock Road north to the City of Alexandria - Arlington County boundary at Four Mile Run. The proposed corridor measures approximately 120 feet in width by 11,000 feet in length (2+ miles), and includes approximately 30 acres of land.

In addition to this master plan amendment, a rezoning/text amendment application has been submitted to implement the change (REZ#95-5/TA#95-13). Also, a site plan application has been submitted to relocate the main rail lines as proposed (SP#95-023).

In July 1995, the Planning Commission approved a site plan for a new railroad bridge across Four Mile Run, which will allow the extension of the proposed rail corridor north into Arlington County.

**STAFF ANALYSIS**

Throughout the Potomac Yard/Potomac Greens Plan mention is made of the need to consolidate the main rail lines in Potomac Yard into a rail corridor adjacent to the existing Metrorail lines, in order to build the future Metrorail and commuter rail station proposed to serve and support future development in the Yard. The proposed relocation is also necessary to allow development to occur on the Yard because the current at grade crossing of the railroad tracks is not safe for major public use and would also result in congesting Route One when cars seeking to enter the Yard are backed up by train traffic. Staff believes the proposed amendment, in addition to the proposed rezoning/text amendment, are consistent with the intent of the plan and recommends approval.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning-  
; Kimberley Johnson, Chief, Development; Ronald Yake,  
Senior Planner.

Attachments: 1 - Resolution  
2 - Application

RESOLUTION NO. MP-95-0005

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the **POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN** section of the 1992 Master Plan was filed with the Department of Planning and Zoning on **August 1, 1995** for changes to the Potomac Yards/Potomac Greens CDD guidelines for development without a special use permit for the 30.37 acres of land associated with the relocated main railroad lines within Potomac Yard at **3601 Jefferson Davis Highway**; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **October 5, 1995** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN** section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN** section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take

notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN** section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

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NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the **POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN** section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

**Change the CDD guidelines for development without a special use permit by amending the underlying zoning for the 30.37 acres of land associated with the relocated main railroad lines in Potomac Yard from RB/Townhouse and I/Industrial to UT/Utility and Transportation (see rezoning plat dated July 20, 1995, prepared by Christopher Consultants Ltd., entitled Ultimate Track Corridor at Potomac Yard).**

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED THE **5th DAY OF OCTOBER, 1995.**

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W. B. Hurd, Chairman

ATTEST:

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Sheldon Lynn, Secretary